

**FIRSTTITLE****FirsTitle & Abstract Services, LLC**1401 S. Boulder Ave.  
Tulsa, OK 74119  
Phone: (918) 250-1641**EXHIBIT A****Seller's Settlement Statement**

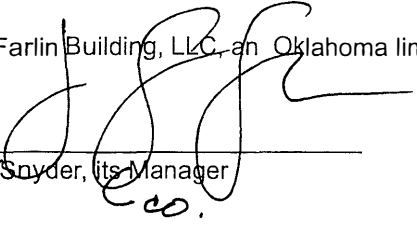
**Settlement Date:** May 05, 2025  
**Disbursement Date:** May 05, 2025  
**Order Number:** 3062501514  
**Escrow Officer:** Shannon Beesley  
**Buyer:** The McFarlin Building, LLC, an Oklahoma limited liability company  
**Seller:** Green Copper Holdings, LLC  
**Property:** 510 SE Dewey Ave  
 Bartlesville, OK 74003

	Seller	
	Debit	Credit
<b>Total Consideration</b>		
Purchase Price		1,400,000.00
Deposit or earnest money Green Copper Holdings, LLC	140,000.00	
<b>Prorations/Adjustments</b>		
County Taxes - (\$70,668.00/year) 121 days @ 194.142857 per day at \$70,668.00 01/01/25-05/02/25	23,491.29	
Hospitality Taxes (\$791.00/year) 121 days @ 2.167123 per day at \$791.00 01/01/25-05/02/25	262.22	
<b>Title/Escrow Charges</b>		
Title Service Fee	550.00	
UCC Search	100.00	
Abstract Fee	600.00	
Gap Check	50.00	
Federal Court Certification	100.00	
Special Assessment Letter	10.00	
<b>Recording Charges</b>		
Documentary Stamps to Simplifile	2,100.00	
Recording of Deed to Simplifile 4 pgs	24.00	
<b>Miscellaneous Charges</b>		
Ad Valorem Taxes - 2024 to County Clerk Tax ID No. 8783	75,968.10	
Hospitality Taxes - 2024 to County Clerk Tax ID No. 948684	850.33	
<b>Subtotals</b>	244,105.94	1,400,000.00
<b>Balance Due TO Seller</b>	<b>1,155,894.06</b>	
<b>Totals</b>	1,400,000.00	1,400,000.00


**See signature page to follow**

BUYER

The McFarlin Building, LLC, an Oklahoma limited liability company

By:   
Jen Snyder, its Manager

FirsTitle & Abstract Services, LLC

BY:   
FirsTitle & Abstract Services, LLC

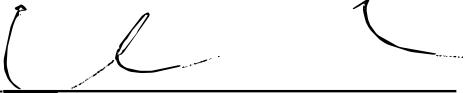
BUYER

The McFarlin Building, LLC, an Oklahoma limited liability company

\_\_\_\_\_  
By: Jon Snyder, its Manager

SELLER

Green Copper Holdings, LLC



\_\_\_\_\_  
By: Patrick J. Malloy III, Trustee for Bankruptcy Estate of Green Copper Holdings, LLC, Case No. 25-10988-T

FirsTitle & Abstract Services, LLC

BY: 

\_\_\_\_\_  
FirsTitle & Abstract Services, LLC